



## Culrose Cottage

Culross Avenue, Haywards Heath, RH16 1JF



Mark Revill & Co

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Guide Price £850,000

Culrose Cottage is a fine Tudor style detached residence of character built in 1931 set in beautiful well stocked gardens in a sought after mature location and it is considered that the house is in need of modernisation. This delightful home incorporates a wealth of features including natural timber panelled doors (some latched), a handsome staircase with decorative polished wood balustrade, leaded light windows and a fine inglenook. The bright and well planned accommodation has the benefit of gas central heating and incorporates 3 double bedrooms, shower/bathroom, a splendid double aspect sitting room, separate dining room, downstairs cloakroom and a kitchen/breakfast room with walk-in pantry. There is a detached brick built garage approached by a drive and turning area offering parking for 5 vehicles and a particular feature of the property are the delightful well-tended gardens arranged mainly as lawns with colourful well stocked mixed borders backing onto a small stream.

Culross Avenue is a small select cul-de-sac lying immediately off Lucastes Avenue just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are in the immediate vicinity and there are several well regarded schools in the locality including Harlands Primary, Haywards Heath Sixth Form College and Warden Park. Haywards Heath town centre is within easy reach with its wide range of shops as is The Broadway with its array of restaurants, whilst the A23 lies just over 5 miles to the west providing a direct route to the



motorway network. Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast is 14.3 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Tiled roof. Solid oak front door with wrought iron furniture to:

**Entrance Hall** Handsome staircase with decorative polished timber balustrade to first floor. Radiator with shelf over.

**Cloakroom** Ample coat hanging space. Low level wc and basin. Mirror. Extractor fan. Radiator with shelf over. Part tiled walls. Vinyl flooring.

**Sitting Room** 19'11" x 11'11" (6.09m x 3.65m) A fine double aspect room enjoying an outlook over the gardens. Handsome inglenook with brick fireplace and chimney breast, copper hood and raised quarry tiled hearth. TV aerial point. Telephone point. 2 radiators.

**Dining Room** 14'6" x 9'11" (4.42m x 3.03m) Double aspect. Fitted eye level corner cupboard. Telephone point. Radiator with shelf over.

**Kitchen/Breakfast Room** 11'11" x 9'10" (3.65m x 3.02m) Double aspect. Inset stainless steel sink with mixer tap, adjacent worktop, drawers and appliance space with plumbing for washing machine and dishwasher under. Fitted **4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards, adjacent pelmet with lighting and corner shelf unit. Built-in Neff **electric double oven**, cupboard under and over. Recessed worktop, cupboards and drawers under, wall cupboard over. Integrated Liebherr **fridge** and **freezer**. Walk-in shelved **pantry** with marble cold plinth. Door to:

**Rear Porch** and outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to part floor boarded loft space. Feature window on half landing. Most attractive polished hardwood stair balustrade. Radiator.

**Bedroom 1** 17'11" x 12'8" (5.48m x 3.88m) Double aspect. Most attractive red brick and tiled fireplace with polished timber mantle. Fitted double wardrobe with storage space over. Vanity unit with inset basin, cupboard beneath, tiled surround and mirror. Heated chromium towel rail. TV aerial points. Telephone point. 2 radiators.

**Bedroom 2** 13'9" x 12'5" (4.19m x 3.81m) Double aspect. Large shelved airing cupboard housing hot water tank, adjacent fitted wardrobe with cupboard over. Telephone point. Radiator with shelf over.

**Bedroom 3** 14'4" x 10'1" (4.37m x 3.07m) Double aspect. Built-in corner cupboard with mirror door. Pedestal basin with tiled surround and mirror. TV aerial point. Radiator.

**Shower/Bathroom** Walk-in tiled effect shower cubicle with glazed screen and half door, wash stand with inset basin adjacent top with small cupboards beneath, low level wc. Heated chromium ladder towel warmer/radiator. Half tiled walls.

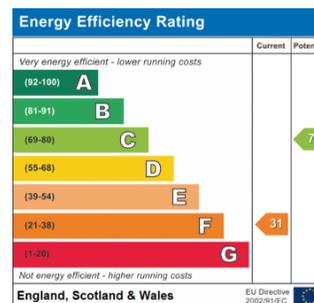
## OUTSIDE

**Detached Brick Built Garage** 17'5" x 8'11" (5.31m x 2.72m) Electrically operated up and over door. Fitted workbench and shelving. Light and power points. Gas meter. Rear door.

**Drive and Turning Area** Offering parking for 5 vehicles.

**Front Garden** Neatly laid to lawn with border and bed containing a variety of colourful flowers, shrubs and bushes.

**Lovely Rear Garden** About 90 feet (27.43m) in length, enjoying a favoured southerly and easterly aspect. Arranged mainly as well tended lawn with wide raised paved sun terrace, natural stone pathway extending the perimeter of the garden with well stocked borders containing a wide variety of colourful flowers, plants and shrubs including camellia, star magnolia, heathers, geraniums, evergreens, etc. On either side of the sun terrace there is a two-tier paved and slate filled terrace with stone retaining walls and a rock garden adjacent to the sun terrace planted with colourful flowers. **Greenhouse**. **Timber shed**, integral **garden store** and **boiler/utility** cupboard with space for tumble dryer and gas boiler. The garden is fully enclosed with timber fencing with mature hedgerow and trees to the rear boundary providing shelter and seclusion.

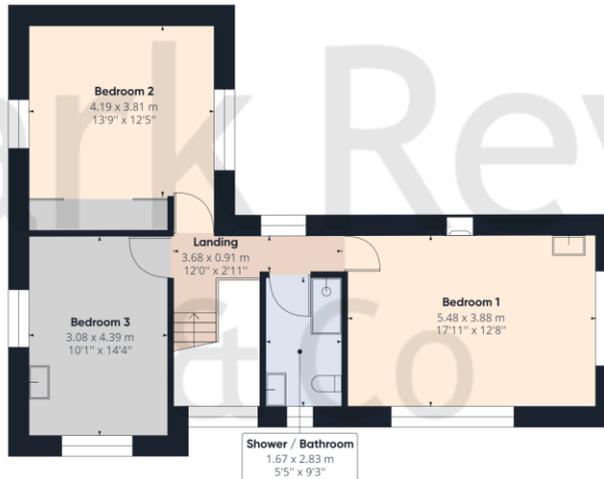


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Ground Floor Building 1

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Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1290.42 ft<sup>2</sup>

119.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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